

21. MUMSP Application Narrative for Ashler Hills Park

Application is seeking approval of a Conditional Use Permit to construct a Neighborhood Park on City of Scottsdale owned property located on Ashler Hills Drive at 74th Way.

This project was funded in the 2019 Bond Election as Question 1, Project 55, Build a 17-Acre Neighborhood Park at Ashler Hills Drive and 74th Way.

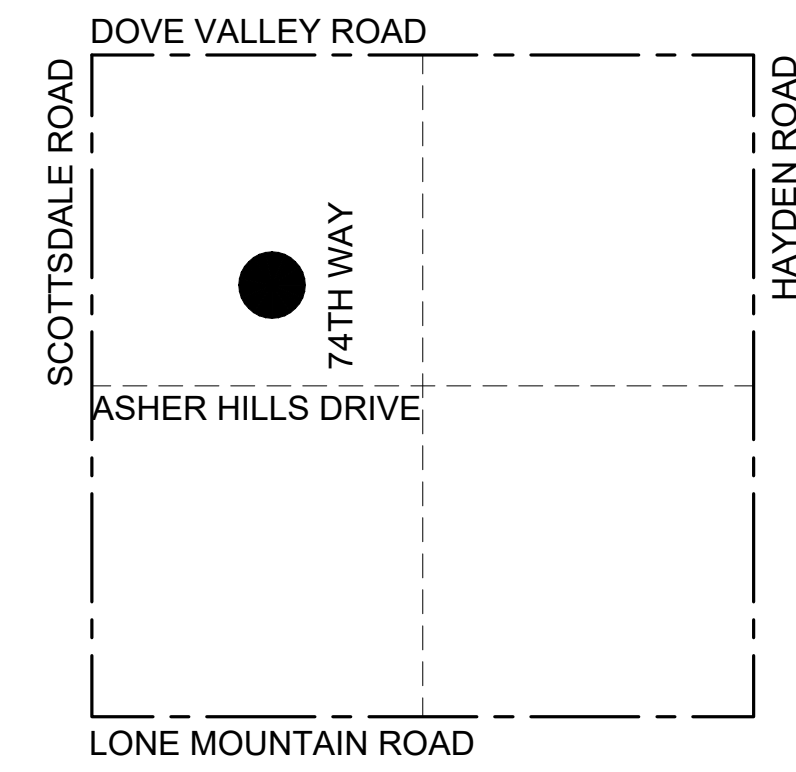
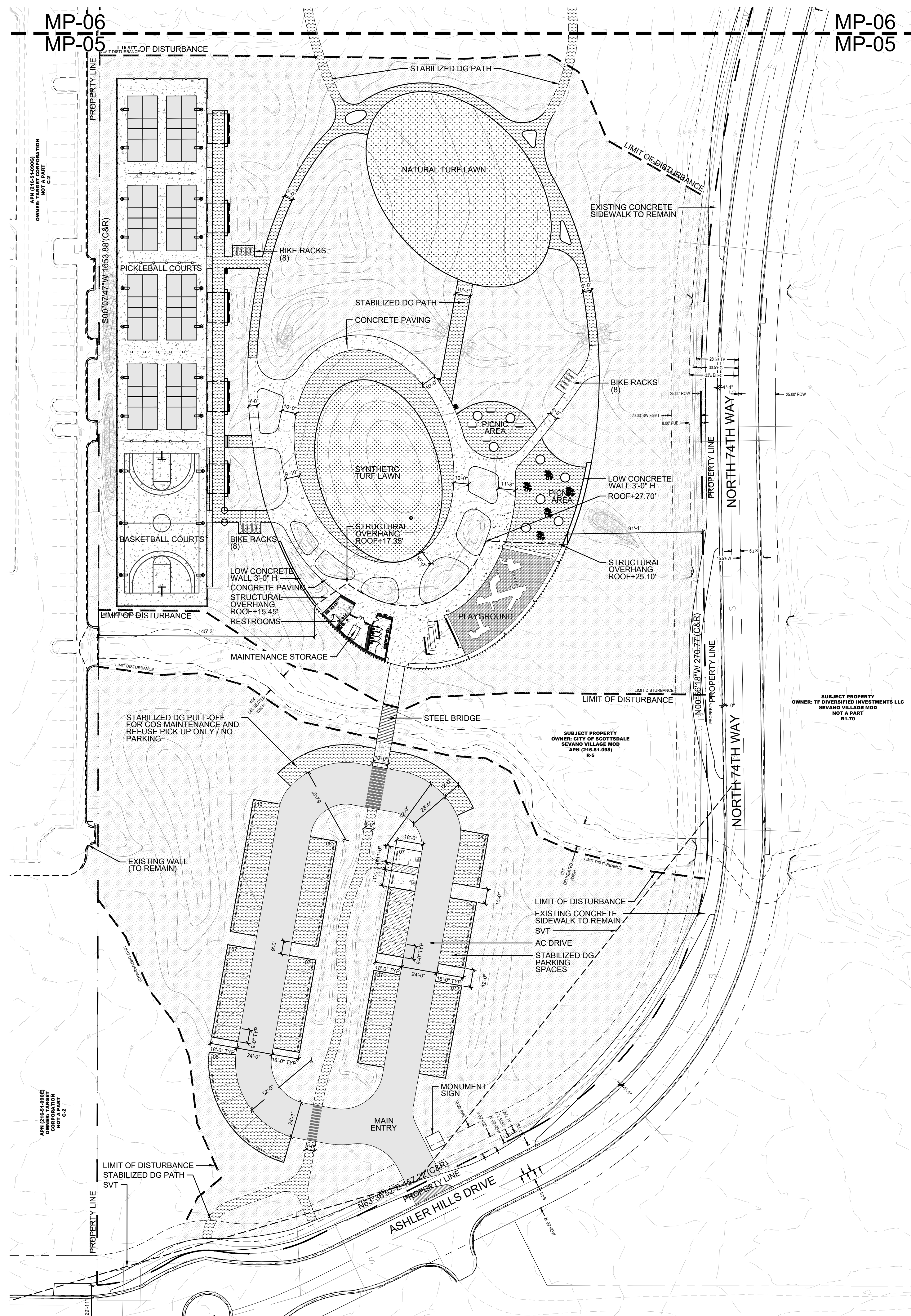
Planned elements of the 17-acre park include:

- Open turf play areas
- Shaded playground
- Restrooms
- Lighted Sport Courts (basketball and pickleball)
- Walking Paths and Trails
- Lighted Parking (70 spaces)

Due to existing drainage and access issues, the majority of the park improvements will be located on the southern half of the property and the northern half will be maintained primarily as Natural Area Open Space and will be accessible only by pedestrian walking trails.

The improvements have been designed per all DS&PM requirements and provide generous setbacks from adjacent residential neighborhood to minimize potential noise or light spill. Proposed materials were selected to blend into the natural desert setting and provide minimal ongoing maintenance exceeding the standards of the COS Sensitive Design Program and Desert Park Guidelines. The project meets all of the criteria per Section 1.401 of the Zoning Ordinance and Section 1.403 criteria do not apply.

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VICINITY MAP
NOT TO SCALE



SITE DATA

PROJECT NAME: ASHLER HILLS PARK
 PROJECT ADDRESS: Ashler Hills Dr. & N. 74th Way
 PARCEL #: 216-51-098
 SUBDIVISION: SEVANO VILLAGE MOD
 S/T/R: 14 5N 4E
 LAT/ LONG: 33.7799, -111.9209
 QS#: 56-45
 PARCEL ZONING: R-5 ESL
 ADJACENT ZONING: N: R1-5 / E: R1-70 / S: R1-130 / W: C-2, R1-43
 GROSS LOT AREA: 653,228 SF | 15.00 Acres
 NET LOT AREA: 391,231 SF | 8.98 Acres
 GROSS FLOOR AREA: 960 SF (Restrooms / Maintenance)

VEHICULAR PARKING REQUIREMENTS: lot size / type: 15 acres / park
 required stalls: 45 (3 spaces per 1 acre)
 proposed stalls: 70

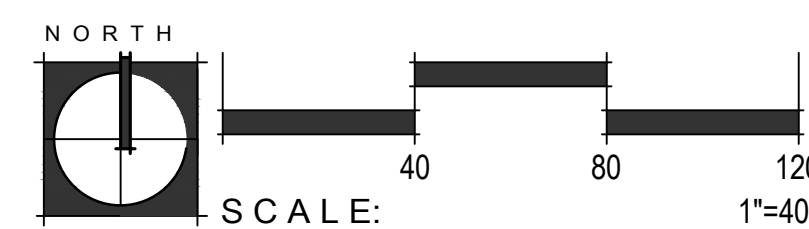
ACCESSIBLE PARKING REQUIREMENTS: required stalls: 2 (4% of 45 total req'd. stalls)
 proposed stalls: 2

BIKE PARKING REQUIREMENTS: required spaces: 5 (1 per every 10 req'd. parking stalls)
 proposed spaces: 8

FIRE LANE REQUIREMENTS: required radius for R2: 49' for commercial and multi-family residential uses
 proposed radius: 52' diameter
 required fire lane width: minimum width 24'-0"
 proposed: 24'-0" - 28'-0"

NAOS DATA

NATURAL AREA OPEN SPACE (NAOS)
 landform category: lower desert
 site slopes:
 0-2%: 33,415 SF x 0.2 = 6,683 SF of req'd. naos
 2-5%: 189,925 SF x 0.25 = 47,481 SF of req'd. naos
 5-10%: 265,874 SF x 0.3 = 79,762 SF of req'd. naos
 10-15%: 75,970 SF x 0.3 = 22,791 SF of req'd. naos
 15-25%: 33,303 SF x 0.3 = 9,991 SF of req'd. naos
 25%+: 54,721 SF x 0.3 = 16,416 SF of req'd. naos
 total required naos: 183,124 SF
 total provided naos: 183,612 SF



FLOOR associates

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 Second Floor
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 602.462.1427 F

OWNER
 CITY OF SCOTTSDALE
 CONTACT: BRAD WALLDORF, PE
 PHONE: 480.312.7790

CONSULTANTS
 CONSULTANTS FIELD
 CONSULTANT
 ADDRESS 1

CERTIFICATION



ASHLER HILLS PARK
 ASHLER HILLS DRIVE & NORTH 74TH WAY
 SCOTTSDALE, ARIZONA

PROJECT NO.: 20027
 DRAWN BY: FA TEAM
 CHECKED BY: CB

SUBMITTAL NO. DATE ISSUED FOR
 11.05.21 MUNICIPAL USE MASTER SITE PLAN

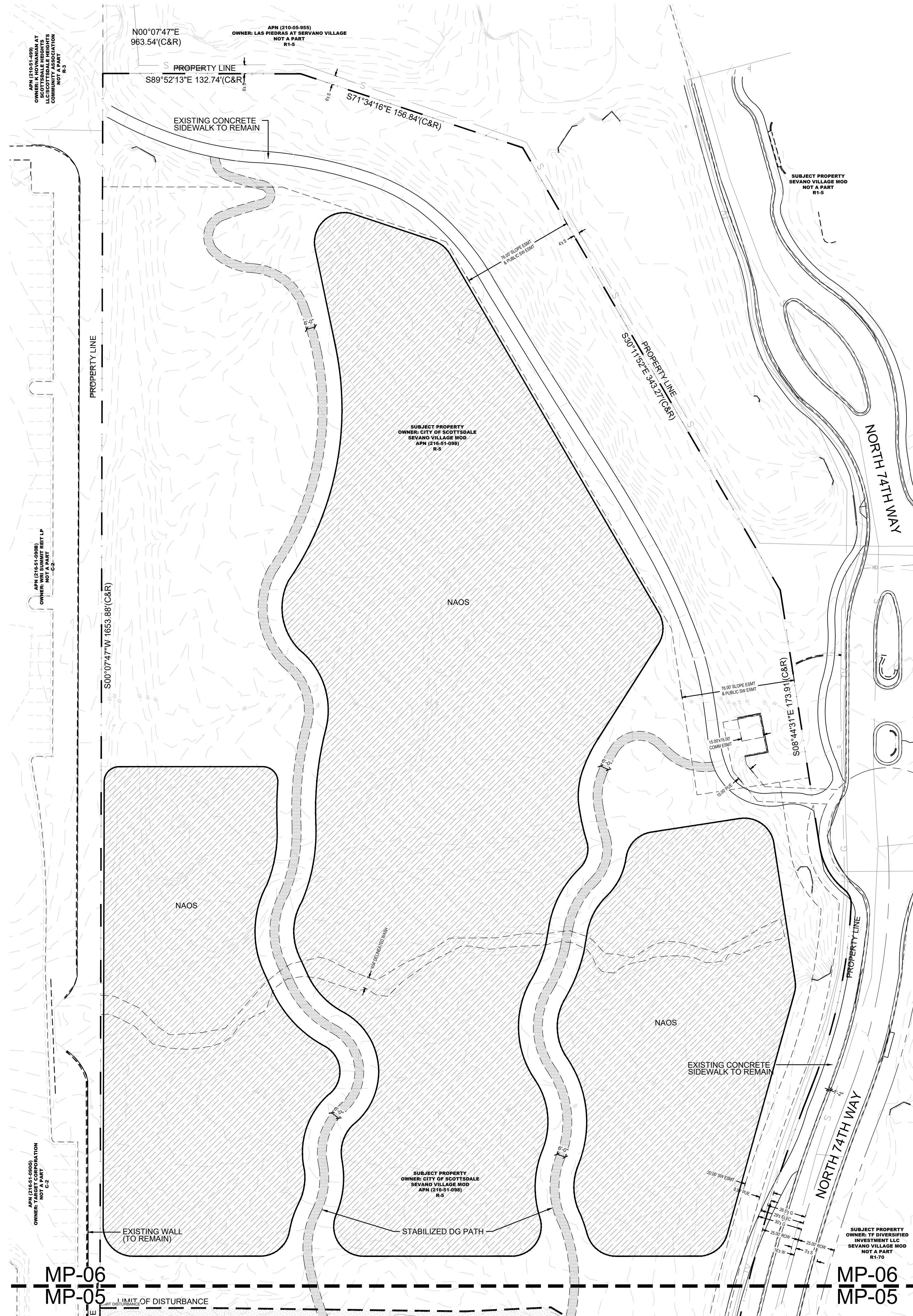
ISSUED FOR
 MUNICIPAL USE MASTER SITE PLAN
 PARTIAL SITE PLAN

MP-05

SHEET 01 OF 02

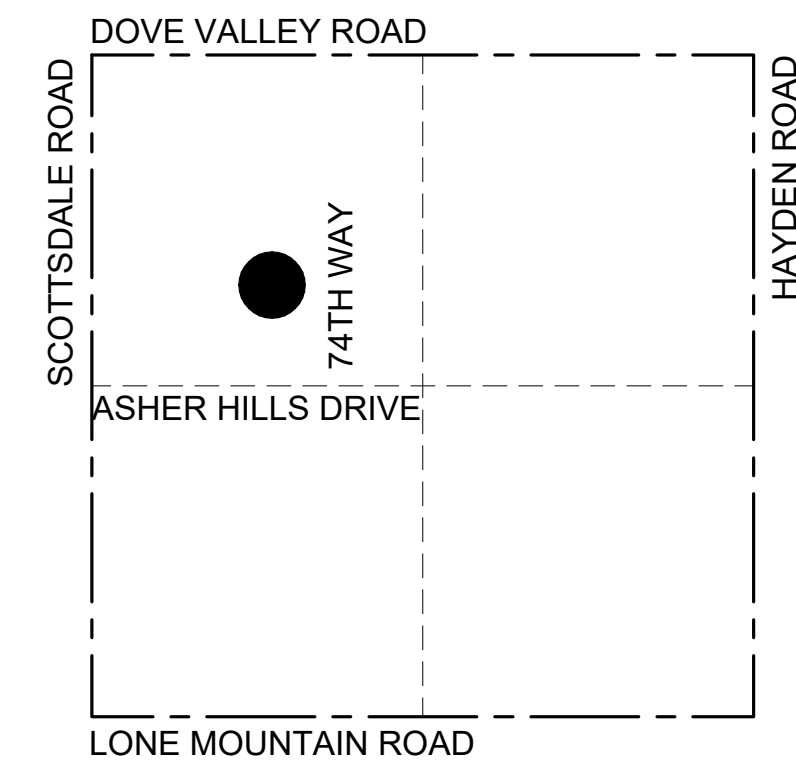
PROJECT #: 960 PA: 2020 KEY CODE: 22N53

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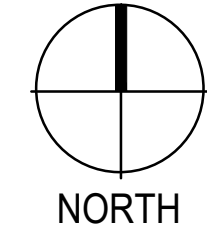


MP-06
MP-05

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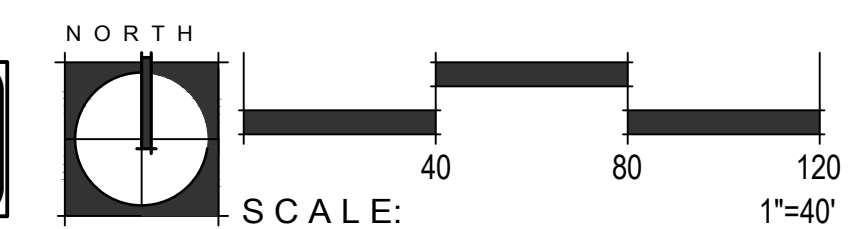
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